







Property Description

A well presented two bedroom ground floor flat located in the sough after Perry Green. Benefits include a spacious lounge, separate kitchen, generous main bedroom and double glazing.

The property also benefits from being with easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Communal Entrance

Door to front with security entry system and stairs to all floors.

Entrance Hall

Door to front, entryphone and built in storage cupboard with plumbing for washing machine.

Lounge

16' 5" x 12' 2" (5.00m x 3.71m)

Double glazed window, TV point and radiator.

Kitchen

8' 5" x 8' 4" (2.57m x 2.54m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob, central heating boiler, built in storage cupboard, radiator, double glazed window and tiled flooring.

Bedroom 1

14' 3" x 10' plus recess (4.34m x 3.05m plus recess)
Double glazed window and radiator.

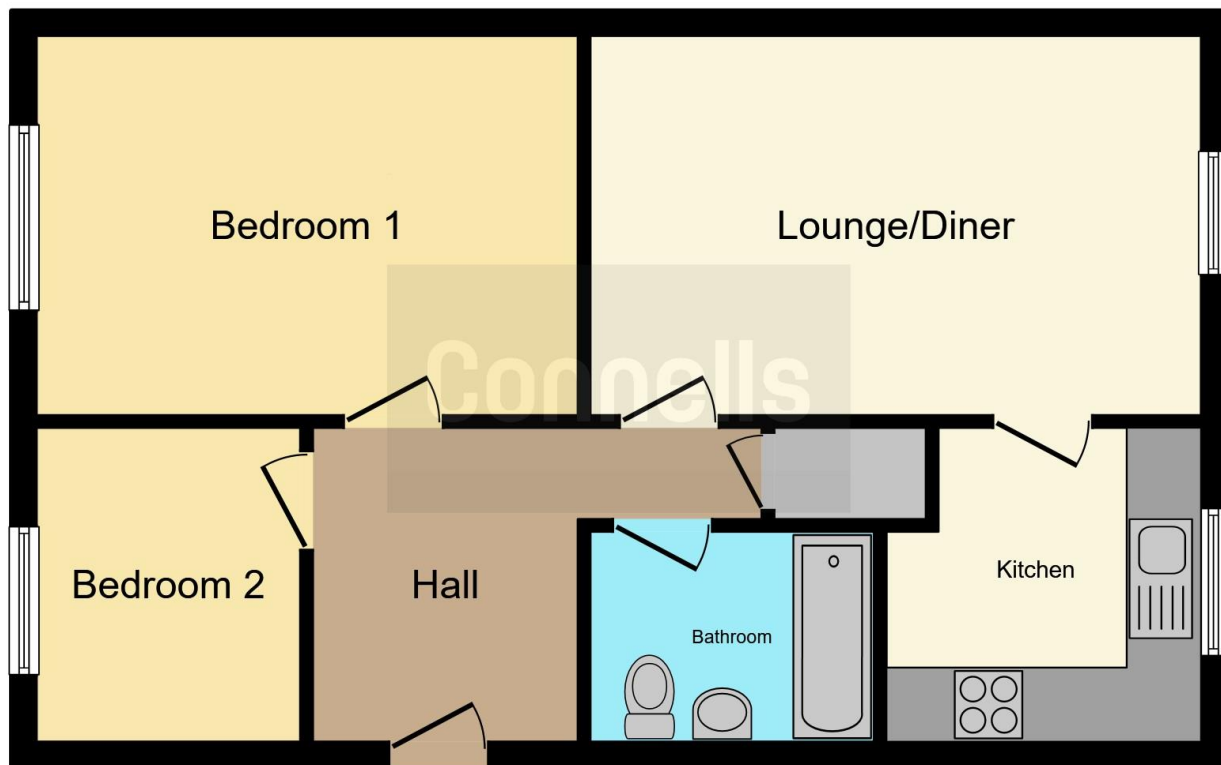
Bedroom 2

11' 3" x 6' 9" (3.43m x 2.06m)
Double glazed window and radiator.

Bathroom

Fitted with bath with mixer taps, shower, wash hand basin, low level WC, part tiling and double glazed window.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C

Tenure: Leasehold



This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

view this property online connells.co.uk/Property/HEM311853

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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